OF VALUABLE FEE SIMPLE REAL ESTATE

By virtue of the power of sale contained in a mortgage from James E. Crosby and Muriel A. Crosby, his wife, to John David Hannon dated August 30, 1974, and recorded in Liber 946, folio 924, one of the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale AT THE PROPERTY located 4 miles North of New Market, Md. along the East side of Route 75 on:

SATURDAY, OCTOBER 29, 1977

11:00 A.M.

all of the hereinafter described real estate, together with improvements thereon, described in said mortgage, to wit:

All those lots, tracts, or purcels of land situate, lying and being in Liberty District, Frederick County, Maryland, and more particularly described as follows: PARCEL NO. 1: BEGINNING for the same at the end of nineteen perchas on the twenty-sixth line of "Addition to Whiskey Ridge" and running with said land one line. making allowances to suit former locations fiz: (1) \$ 68° East 77 perches to a stone at the beginning in a deed dated October 4, 1860 from John Rowe and Susan S. Rowe, his wife, to Martha Cashour for 15 acres and 35 1/2 square perches of land, it being part of the same tract or tracts of land aforesaid, and recorded in Liber 8.G.F. No. 6, Iolia 239, one of the Land Records of Frederick County Court, then running with the given or last line reversed in said deed (2) \$ 74° East 90 perches and 9/10 of a perch to a stone planted at the end of the fifth line In said deed, it also being the end of the sixth line of Samuel B. Epply's lot purchased by him of said William Jones (Senior) and wife, then binding on said Samuel B. Epply's land reversed (3) N 26% East 35 4/10 perches to an elm tree marked with sixteen notches, (4) N 1/4° West 8 perches and 2" 90 of a perch to a Sycamore tree marked with sixt. notches, (5) N 29 1/4" West 13 2/10 perches to a white oak tree marked with sixteen notches it also being at the end of the seventh line of Frederick Maisel's lot with said seventh line reversed, (6) N 37 34° Wess. 1/10 perches to a corner of Frederick Maisel's land, then binding on the lines of sald Frederick Maisel's land, (7) N 21 1/4" East 6 perches to the north side of Linganore Creek to the east side of the north abutment of the bridge over said Linganore Creek. Still binding on the lines of said John Henry's land five lines, (8) N 24° East 8 6/10 perches, (9) N 36 1/4° West sixteen perches and 7/20 of a perch (10) N 6%° West 9 perches and 9/20 of a perch, (11) N 23% West 13 perches and 11/20 of a perch, (12) N 19¼° East 4 3/10 perches to the northwest corner of said John Henry's land, then leaving said Henry's land, (13) N 42° West 10 perches to a stone, (14) N 30\* East 181/2 perches to a stone, (15) N 44½° West 114 perches to a stone, (16) S 551/4° West 30 perches to a stone by a Sycamore tree, (17) \$ 71 % West 14 3/10 perches to a stone by a beach tree, (18) N 80° West 42 perches to a stone planted on the 18th line of Washington Owing's part of "Addition to

recorded in Liber J.W.L.C. No. 3, folio 49, one of the Land Records of Frederick County, Maryland. PARCEL NO. 2: BEGINNING of the end of 691/2 perches on the fourth line of a deed from Lewis A. Albaugh to Andrew W. Baker dated April 9, 1870, and recorded In Liber C.M. No. 5, folio 88, one of the Land Records of Frederick County, Maryland, and running with it and the following line (1) N 42° West 10 perches to a stone, (2) N 35° East 181/2 perchas to a stone, then leaving the outlines and running (3) \$ 441/3° East 2 4/10 perches

Whiskey Ridge", then with said line to the place of

beginning, containing 162% acres of land, more or less.

William Jones, Senior, and wife to Matthew Jones and

William Jones, Jr. by deed dated August 10, 1865 and

Being all and the same real estate conveyed from

2 roads and 34 perches of land more or less. Being all and the same real estate which was conveyed from Andrew W. Baker, et al, to Matthew Jones by doed dated March 26, 1878 and recorded in Liber T.G. No. 9, folio 396, one of the Land Records of Frederick County, Maryland.

thence with a straight line to the beginning, containing

PARCEL NO. 3: BEGINNING at a rock marked I.C., It also being at the end of 11 perches on the sixth line of a tract called "Howard's Range", it also being the beginning of a tract called "Walnut Ridge" granted John Carmack also of "Mount Felicity" and running thence (1) \$ 11° 8' East 62 perches and 46/100 of a perch to a white oak tree (2) S 56° West 25% perches to a stone (3) S 56° West 2 perches (4) N 42° West 791/2 perches to a stone, (5) N 35° East 23 perches and 35/100 of a perch to a stone at the beginning in a deed from George W. Gittings and wife to W in Hobbs containing about 4 acres of land and will hid land reversed two courses West 33% perches to a stone, and distances (6) N 4. (7) N 441/3° East 31 1/2 perches to a stone (8) N 83/4° West 39% perchas to a stane (9) N 13° East 2% parches to the land formerly owned by William Warfield now by Samuel Ecker, Sr. (10) S 761/4" East 60 perches to intersect Thomas H. Hammond's land formerly Thomas Sollers (11) S 1\* East 65% perchas to the first place of beginning.

Being all and the same real estate which was conveyed from Lewis A. Albaugh and wife to Andrew W. Baker by deed dated April 9, 1870, and recorded in Liber C.M. No. 5, folio 88, one of the Land Records of Frederick County, Maryland.

EXCEPTING, THEREFROM, however, the parcel containing 2 roods and 34 perches, described as PARCEL NO. 2 above.

PARCEL NO. 4: BEGINNING at a stone planted in the Public Road at the end of 7012 perches on the thirty-first line of the whole tract of Whiskey Ridge, and running \$ 14° East 26% perches, \$ 37° East 17 perches, \$ 25° West 9 perches to Linganore; then \$ 54° East 4 perches, \$ 65%° East 9 perches, N 54%° East 4 perches. N 69° East 14 8/10 perches to a stone, thence to the beginning, and containing 41/4 acres, and 37 perches of land.

Being all and the same real estate which was conveyed from Mary Ann Henry and husband to Andrew W. Baker and wife, by doed dated March 5, 1878, and recorded in Liber T.G. No. 9, folio 196, one of the Land

Records of Frederick County, Maryland. The above described four (4) parcels of land being all and the same real estate described and convoyed in a doed from William A. Jones unto his wife, Helen Augusta Jones for and during her natural life and at her death unto his son. Charles McAlister Jones, dated February 23, 1909, and recorded in Liber 320, folio 105, one of the Land Records of Frederick County, said deed conveying an undivided one-half (14) interest by the grantor therein in and to Parcels 1 and 2 above referred to and the entire interest in Parcels 3 and 4; the remaining one-half (%) interest in Parcels 1 and 2 having been acquired by the said Charles McAlister Jones as the only heir and next of kin of Mary E. Jones, who died May 11, 1936, and as more particularly referred to in an inventory of her said real estate in the Office of the Register of Wills of Frederick County in Liber M.F.S. 1, folio 535,

EXCEPTING THEREFROM AND THEREOUT the following conveyances, to-wit: 1. All that parcel containing 221/2 acres and 231/2 square perches of land, more or less, described and conveyed in a deed from Matthew Jones and Eliza' - " A. Jones, his wife, unto Samuel Ecker, dated Apr ,

1867, and recorded in Liber D.S.B. 1, folio 294. 2. All that piece or parcel of land situate on the 🕶 🦖 side of State Route No. 75 described and conveyed deed from Charles McAlister Jones and Rachel A. Jones, his wife, unto Edna M. A. Heinz, dated March 28, 1958, and recorded in Liber 597, folio 321.

3. All that parcel of land acquired to improve State Route 75 containing 5.25 acres, described and conveyed in a deed from Charles McA. Jones and Rachel A. Jones, his wife, to State Roads Commission of Maryland, dated October 18, 1966, and recorded in Liber 756, folio 360, all being Land Records of Fraderick

County, Maryland. The quantity of land herein intended to be conveyed

containing 52 plus acres, more or less. BEING all and the same real estate which was conveyed to James E. Crosby and Muriel A. Crosby, his wife, from John David Hannon by Deed dated August 30, 1974, and recorded in Liber 946, falio 914, one of the Land Records of Frederick County, Maryland,

IMPROVEMENTS: The improvements to be sold consist of a 52-acre country estate overlooking New Market Hunt country, close to Frederick Pony Club and local country club. Mansion house is a 2-story brick and frame colonial country home, circa 1800, containing 4 large bedrooms, 2 full baths (1 ceramic, 1 marble), formal living and dining rooms, 55' family room divided into 3 separate areas, music room, old log smoke house converted into coat and mud room, open staircase with walnut handrails in center hall, large front court, huge cooking fireplace, modern fully-equipped kitchen, basement with fireplace, electric heat, new roof and paint, Early American wood floors and panelling.

Property is 1/2 pasture land, 1/2 hay fields containing streams, approved private airstrip for small planes, oval swimming pool with brick patio, poolhouse with dressing and laundry room, 2-car garage, greenhouse, 3-section machine shed and 2-story bank barn.

TERMS OF SALE: A deposit of \$10,000 in cash, cartified or cashier's check, or other form acceptable to Assignee will be required of the purchaser or purchosers on the date of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it may be forfeited at the option of the Assignee. The balance of said purchase price to be paid within filteen (15) days of final ratification thereof by the Circuit Court for Frederick County, Maryland, and to bear Interest from the date of sale to date of sattlement at the rate of 8% per annum. Real estate taxes will be adjusted to date of sale, and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

For Further Information and Directions Contact: JAMES G. TROUT

Auctioneer (301) 663-1555

GLENN C. MICHEL Assignee DAVID M. GUGGENHEIM WEINBERG, MICHEL & STERN 100 North Market Street Frederick, MD 21701 (301) 662-1113 Attorneys for Assignee

This is to certify that the annexed Assigned's ....Sale .. was published in The News & Post M newspaperspublished in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to 29th day of October

THE NEWS-POST